



## COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (suite 250 City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (suite 300 Council Chambers) beginning at **6:00 p.m. on Wednesday, May 16, 2012**, located at 1265 E. Fort Union Blvd., Cottonwood Heights City, Utah.

### **5:00 p.m. WORK SESSION (suite 250)**

#### **1.0 Review Business Meeting Agenda**

*(The Commission will review a request from Holcomb Land LLC to consolidate three Parcels located at 7976, 7979 and 7996 Royal Lane into one parcel through an amendment to the plat of the Royal Lane Subdivision, discuss a request from Verizon Wireless Communications to replace an existing cell tower with a new 65 foot high monopole on the southeast side of the property located at (Smiths parking lot) 3470 E. Bengal Blvd. and a request from T-Mobile Knudsen Corner to remove a roof top wireless antenna from the building located at (Old Mill Corporate Center) 6322 South 3000 East and install a new roof top wireless antenna on the building located at (Old Mill Corporate Center) 6340 South 3000 East. The Commission will also discuss findings of fact submitted from the applicant and neighborhood to assist in the conditional use permit review for a proposal from Cottonwood Partners requesting approval to construct two office buildings located at 2750, 2770 and 2800 E. Cottonwood Pkwy (Cottonwood Corporate Center) and introduce a proposed city-initiated amendment relating to Chapter 19.82 (Signs) concerning the renovation, upgrade, conversion and relocation of off-premise signs (billboards).*

#### **2.0 Discuss Status of Other Pending Matters**

*(The Commission may discuss the status of other pending applications and matters before the Commission and new applications and matters to be considered by the Commission in the future.)*

### **6:00 p.m. BUSINESS MEETING (suite 300)**

#### **1.0 WELCOME/ACKNOWLEDGEMENTS – Commissioner Bolyard**

#### **2.0 CITIZEN COMMENTS**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting)*

#### **3.0 PUBLIC HEARINGS**

- 3.1** (Project #SA12-001) Public comment on a request from Holcomb Land LLC to consolidate three Parcels located at 7976, 7979 and 7996 Royal Lane into one parcel through an amendment to the plat of the Subdivision.  
*(The Commission will hear public comment on a request from Holcomb Land LLC to consolidate three Parcels located at 7976, 7979 and 7996 Royal Lane into one parcel through an amendment to the plat of the Royal Lane Subdivision.)*

#### **4.0 ACTION ITEMS**

- 4.1** (Project #WT 12-002) Action on a request from Verizon Wireless Communications to replace an existing cell tower with a new 65 foot high monopole on the southeast side of the property located at 3470 E. Bengal Blvd.  
*(The Commission take action on a request from Verizon Wireless Communications to replace an existing cell tower with a new 65 foot high monopole on the southeast side of the property located at (Smiths parking lot) 3470 E. Bengal Blvd.)*

- 4.2 (Project #WT 12-005) Action on a request from T-Mobile Knudsen Corner to remove a roof top wireless antenna from the building located at 6322 South 3000 East and install a new roof top wireless antenna on the building located at 6340 South 3000 East.  
*(The Commission will tack action on a request from T-Mobile Knudsen Corner to remove a roof top wireless antenna from the building located at (Old Mill Corporate Center) 6322 South 3000 East and install a new roof top wireless antenna on the building located at (Old Mill Corporate Center) 6340 South 3000 East.)*
- 4.3 Approval of May 2 2012 Minutes.

**5.0 DISCUSSION ITEMS**

- 5.1 (Project #CUP 11-004) Review and discuss findings of fact for a proposal from Cottonwood Partners requesting approval to construct two office buildings located at 2750, 2770 and 2800 E. Cottonwood Pkwy (*Cottonwood Corporate Center*), including possible tentative approval of the general parameters of a formal written decision and authorizing staff and legal counsel to prepare a draft decision for consideration by the Planning Commission at a future public meeting, perhaps following review of and input on such draft decision by the Utah Property Rights Ombudsman.  
*(The commission directed the applicant and neighborhood to submit findings of fact (to the commission) to assist in the conditional use permit review for this application. Based on the outcome of that discussion the Planning Commission will schedule any additional review or analysis or move for action at the next available planning commission meeting.)*
- 5.2 Discussion to initiate proceedings to amend Chapter 19.82 (Signs) concerning the renovation, upgrade, conversion and relocation of off-premises signs.  
*(The Commission will initiate discussion on a city-initiated proposal to amend Chapter 19.82 (Signs) concerning the renovation, upgrade, conversion and relocation of off-premise signs (billboards).)*

**6.0 ADJOURNMENT**

*On Friday, May 11, 2012, at 10:00 a.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at [www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov) and the State Public Meeting Notice website at <http://pmn.utah.gov>*

DATED THIS 11th DAY OF MAY

Kory Solorio, Deputy City Recorder

*Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the Council Chambers or Conference Room will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify Kory Solorio at (801)944-7020 at least 24 hours prior to the meeting. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to [bberndt@ch.utah.gov](mailto:bberndt@ch.utah.gov).*